044.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,135,500	/	1,135,500
USE VALUE:	1,135,500	/	1,135,500
ASSESSED:	1,135,500	/	1,135,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165	-167	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHELARIU CARMEN & CRISTIAN
Owner 2:	
Owner 3:	
Street 1:	165 FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HERNANDEZ HEATHER/ROGELIO -
Owner 2:	-
Street 1:	165 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .255 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 2652 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11088.000	533,400		602,100	1,135,500
Total Card	0.255	533,400		602,100	1,135,500
Total Parcel	0.255	533,400		602,100	1,135,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.17 | /Parcel: 428.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	31049
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!3740!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	533,400	0	11,088.	602,100	1,135,500		Year end	12/23/2021
2021	104	FV	509,200	0	11,088.	602,100	1,111,300		Year End Roll	12/10/2020
2020	104	FV	509,300	0	11,088.	602,100	1,111,400	1,111,400	Year End Roll	12/18/2019
2019	104	FV	390,100	0	11,088.	639,700	1,029,800	1,029,800	Year End Roll	1/3/2019
2018	104	FV	390,100	0	11,088.	466,600	856,700	856,700	Year End Roll	12/20/2017
2017	104	FV	365,800	0	11,088.	406,400	772,200	772,200	Year End Roll	1/3/2017
2016	104	FV	365,800	0	11,088.	346,200	712,000	712,000	Year End	1/4/2016
2015	104	FV	325,800	0	11,088.	338,700	664,500	664,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:31:50

LAST REV

Date	Time
04/09/19	14:50:40
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3740

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERNANDEZ HEATH	56731-579		4/14/2011	Change>Sale	515,000	No	No		
REBMANN HEATHER	53596-88		9/28/2009	Family	1	No	No		
RAHILLY MAURICE	49101-212		3/9/2007	Change>Sale	483,800	No	No		
	11288-289		2/15/1967			No	No		N

USER DEFINED

Prior Id # 1:	31049
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2011	377	Redo Kit	4,200					INSTALL KIT CAB
4/15/2011	278	Add Bath	17,240					
10/7/2009	959	Re-Roof	11,050					
8/22/2007	727	New Wind	2,500					replace 2 doors ne

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
5/24/2007	MLS	HC	Helen Chinal
3/3/2000	Meas/Inspect	263	PATRIOT
8/19/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11088		Sq. Ft.	Site		0	80.	0.68	1									602,114						602,100	

Total AC/HA:	0.25455	Total SF/SM:	11088	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 602,114	Spl Credit	Total: 602,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04592752
Const Adj.:	0.98990101
Adj $ / SQ:	186.366
Other Features:	126000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	724686
Depreciation:	191317
Depreciated Total:	533369

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

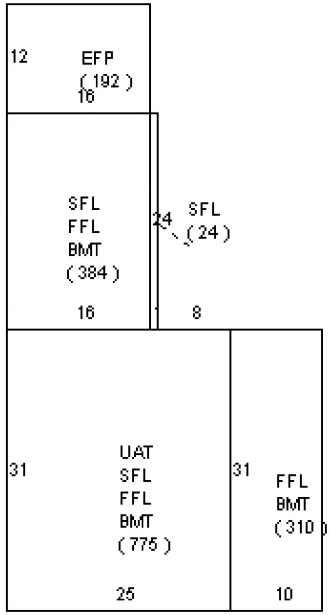
No Unit	RMS	BRS	FL
1	6	3	
1	4	2	
Totals			
2	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.37
Special Features:	0	Val/Su Net:	118.35
Final Total:	533400	Val/Su SzAd	201.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,469	55.910	82,131
FFL	First Floor	1,469	186.370	273,771
SFL	Second Floor	1,183	186.370	220,471
UAT	Upper Attic	194	74.550	14,443
EFP	Enclos Porch	192	40.990	7,869

Net Sketched Area:	4,507			Total:	598,685
Size Ad	2652	Gross Area	5088	FinArea	2652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	